116.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,175,900 / 1,175,900
					USE VALUE:	1,175,900 / 1,175,900
					ASSESSED:	1,175,900 / 1,175,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		FINLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAGA PANKAJ
Owner 2:	CHHAJLANI VIJAY
Owner 3:	
Street 1:	5 FINLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	5 FINLEY ST ARLINGTON LLC -
Owner 2:	-
Street 1:	114 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,248 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2010, having primarily Vinyl Exterior and 2626 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8248.000	707,600	1,100	467,200	1,175,900
Total Card	0.189	707,600	1,100	467,200	1,175,900
Total Parcel	0.189	707,600	1,100	467,200	1,175,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.79 | /Parcel: 447.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 74528

GIS Ref

GIS Ref

Insp Date 09/29/18

!9012!

PREVIOUS ASSESSMENT

Parcel ID 116.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	707,600	1100	8,248.	467,200	1,175,900	1,175,900	Year End Roll	12/18/2019
2019	101	FV	550,600	1100	8,248.	473,900	1,025,600	1,025,600	Year End Roll	1/3/2019
2018	101	FV	550,600	1100	8,248.	353,700	905,400	905,400	Year End Roll	12/20/2017
2017	101	FV	550,600	1100	8,248.	320,400	872,100	872,100	Year End Roll	1/3/2017
2016	101	FV	550,600	1100	8,248.	307,000	858,700	858,700	Year End	1/4/2016
2015	101	FV	539,600	1100	8,248.	260,300	801,000	801,000	Year End Roll	12/11/2014
2014	101	FV	539,600	1100	8,248.	247,000	787,700	787,700	Year End Roll	12/16/2013
2013	101	FV	539,600	1100	8,248.	234,900	775,600	775,600		12/13/2012

PRINT

Date	Time
12/10/20	23:32:11

LAST REV

Date	Time
10/05/18	10:34:30
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
5 FINLEY ST ARL	56418-361		2/4/2011		779,000	No	No		
FITZPATRICK JAM	54656-161		5/7/2010	Change>Sale	300,000	No	No		
FITZPATRICK JAM	32550-350		3/26/2001	Family	10	No	No		
	11463-465		1/30/1968		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2010	825	Manual	3,500	C				BUILD RETAINING WA
7/1/2010	777	New Buil	158,000	C				BUILD SF HOME
6/11/2010	624	Foundati	10,000	C				FOUNDATION ONLY
5/25/2010	482	Demoliti	10,000	C				DEMO EXISTG HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2018	Inspected	BS	Barbara S
9/11/2018	MEAS&NOTICE	CC	Chris C
6/27/2012	Left Notice	JBS	JOHN S
3/7/2011	Whole Card	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	74528
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8248		Sq. Ft.	Site		0	70.	0.81	5									467,205						467,200	

Total AC/HA: 0.18935 | Total SF/SM: 8248 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 467,205 | Spl Credit | Total: 467,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2010	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	50	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04984760
Const Adj.:	0.99989998
Adj $ / SQ:	131.218
Other Features:	118170
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	713263
Depreciation:	5706
Depreciated Total:	707557

COMMENTS

OF=XTRA SINK IN MBATH..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

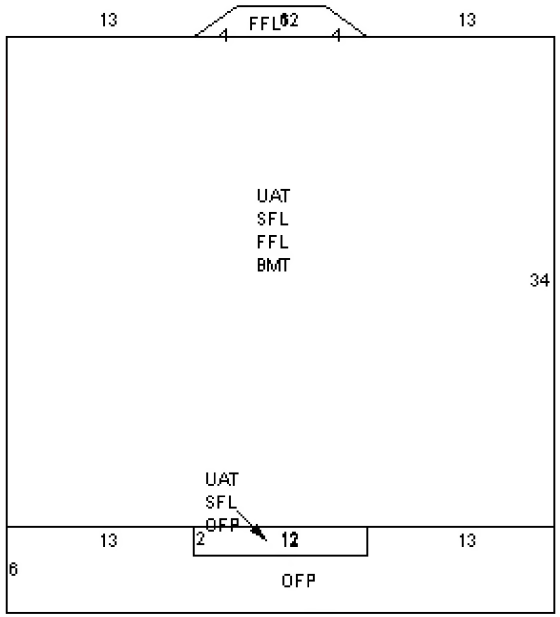
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.52
Special Features:	0	Val/Su Net:	158.12
Final Total:	707600	Val/Su SzAd	269.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,316	131.220	172,683
FFL	First Floor	1,310	131.220	171,895
BMT	Basement	1,292	39.370	50,860
UAT	Upper Attic	329	52.490	17,268
OFP	Open Porch	228	23.730	5,411
	Net Sketched Area:	4,475	Total:	418,117
Size Ad	2626	Gross Are	5462	FinArea 2626

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X14	V	VG	2010	6.72	T	3.6	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:	Total: 1,100

IMAGE

AssessPro Patriot Properties, Inc